

Submitted November 14, 2012
Approved as of
Date November 14, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 22-2012
Wednesday, October 10, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, October 10, 2012.

PRESENT

David Hill, Chair
John Tyner
Jerry Callistein
Kate Ostell
Don Hadley
Dion Trahan
Jack Leiderman

Absent: None

Present: Bridget Donnell Newton, Council Liaison
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Senior Assistant City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Margaret Hall, Planner II
Deane Mellander, Zoning Administrator

I. REVIEW AND ACTION

- A. PLT2013-00520, David and Stephanie Cromwell**, to re-subdivide the existing single record lot at 8307 Hectic Hill Lane into 2 record lots containing 87,120 square feet and 87,121 square feet, to be known as Lots 39 and 40, Block A, of the Falls Bend subdivision.

Margaret Hall presented her staff report recommending approval and answered questions from the Commission.

David Cromwell, the applicant, stated that he appreciated the Commission's consideration in their design suggestions and is hopeful the Commission will approve their plan.

Commissioner Ostell moved, seconded by Commissioner Callistein, to approve PLT2013-00520 with recommended conditions and findings indicated in the Staff Report, adding that to the extent feasible the lots maintain the average area and frontage given their unique and distinct character. The motion passed on a 7-0 vote.

Commissioner Ostell moved, seconded by Commissioner Hadley, to allow a waiver of Sec. 25.10.05 for the property to not have direct access onto a public street because applicant does not have the ability to rectify the situation, and the property currently abuts a private right-of-way. The motion passed on a 7-0 vote.

II. PUBLIC HEARING - Amendment to the Montgomery County Heritage Area Plan. Hear testimony on the Public Hearing Draft Heritage Area Amendment to the Montgomery County Heritage Area Management Plan and proposed language to amend the Comprehensive Master Plan to allow the City to join the Maryland Heritage Area program.

Chair Hill acknowledged written submissions in support of the amendment already entered into the record: Montgomery County Council, Rockville Economic Development Corporation, Maryland Department of Planning, City of Rockville Recreation and Parks Department and Montgomery County Historical Society.

Mr. Gunning informed the Commission that the record will be open until October 31, 2012.

Robin Ziek made a brief presentation.

The following spoke in favor of the Montgomery County Heritage Area Plan Amendment:

Eileen McGuckian, resident, spoke in favor and suggested securing grant funding to print a visitor's brochure for the City.

Tom Kuehhas, Executive Director of the Montgomery County Historical Society, stating that the Montgomery County Heritage Area Plan will allow them to apply for grants and take advantage of marketing efforts they otherwise would not be eligible for or have access to.

Peggy Erickson, Executive Director of Heritage Montgomery, provided a brief summary of the grant programs and the process, stating that if the application is completed by March 2013, the City will be able to compete for FY14 grants.

Mary Van Balgooy, Executive Director of Peerless Rockville, spoke in favor and sees no downside of Montgomery County Heritage and spoke on the economics of the program.

III. RECOMMENDATION

Adequate Public Facilities Ordinance (APFO) – Observations and recommendations to be forwarded to the Mayor and Council regarding school facility standards.

Deane Mellander continued the discussion on the APFO recommendation.

Commissioner Trahan moved, seconded by Commissioner Tyner, to include Commentary Item #1 of Commissioner Ostell's suggestions as such and as a current Planning Commission observation. The motion passed on a 6-1 vote (with Commissioner Leiderman opposed).

Commissioner Leiderman moved, seconded by Commissioner Hadley, to adopt the memo as corrected. The Commission discussed two minor editorial modifications and included those edits with the motion. The motion passed on a 7-0 vote.

IV. COMMISSION ITEMS

- A. Staff Liaison Report – Mr. Gunning provided an update on the upcoming Commission meeting.
- B. Old Business – The Commission discussed possible edits to the Rules of Procedure.
- C. New Business – None
- D. Minutes – None
- E. FYI Correspondence – None

V. ADJOURN

There being no further business Commissioner Callistein moved, seconded by Commissioner Tyner, to adjourn the meeting at 9:22 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary